

050.A

Map

0001

Block

0040.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 218,500 /

USE VALUE: 218,500 /

ASSESSed: 218,500 /

Total Card /

Total Parcel

218,500

218,500

218,500

PROPERTY LOCATION

050.A

0001

0040.0

Map

Block

Lot

Unit #:

Owner 1: FATAHI MOHAMED & JOANNE

Owner 2:

Owner 3:

Street 1: 40 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Postal: 02474

Cntry:

Own Occ:

Type:

OWNERSHIP

Owner 1: FATAHI MOHAMED & JOANNE

Owner 2:

Owner 3:

Street 1: 40 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Postal: 02474

Cntry:

Own Occ:

Type:

PREVIOUS OWNER

Owner 1: RUSSELL PLACE DEV -

Owner 2: -

Street 1: 394 LOWELL ST SUITE 16

Street 2:

Twn/City: LEXINGTON

St/Prov: MA

Postal: 02420

Cntry:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1226 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Census:

Flood Haz:

D

s

t

Topo

Street

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

Parcel ID

050.A-0001-0040.0

PRINT

Date

Time

LAST REV

Date

Time

PAT ACCT.

danam

14771

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

SALES INFORMATION

TAX DISTRICT

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

ACTIVITY INFORMATION

Date

Result

By

Name

DISCLAIMER

This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	8	- Condo TnHs.	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	YELLOW		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 4			BRs: 1				Baths: 2			HB 1	

OTHER FEATURES

Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	0.987999976
Name:	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2003	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.8 %
Functional:		0 %
Economic:	X - Restricted	65.0 %
Special:		0 %
Override:		0 %
	Total:	66.68 %

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.98939645
Const Adj.:	1.04469740
Adj \$ / SQ:	258.405
Other Features:	56929
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655716
Depreciation:	437231
Depreciated Total:	218484

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	453.37	
Special Features:	0	Val/Su Net:	178.22	
Final Total:	218500	Val/Su SzAd	178.22	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 050.A-0001-0040.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,226	258.400	316,800
Net Sketched Area:		1,226	Total:	316,800
Size Ad	1226	Gross Area	1226	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
05						
04						
26						

IMAGE

AssessPro Patriot Properties, Inc

